

Draft ---DRB minutes June 20, 2023

The meeting started at 6 pm.

Chair Alan McBean began the meeting welcoming the public to the meeting and informed them the board meetings start with a period of public comments and administrative items.

The board approved the minutes for April with spelling corrections.

The board discussed the upcoming July meeting.

Public hearing was opened at 6:05 pm

In attendance for the DRB, Alan McBean, Cami Elliott, Peter Doubleday and Chad Farnum. Also in attendance Roger Vincent Jasaitis Dummerston Zoning Administrator (ZA), Helen Hawes, Cory Ross and Jordan Duffy all applicants.

Alan began by reading the warning and swearing in the applicants. He then asked if the board had any conflicts of interest, Chad Farnum stated he had worked for Helen Hawes but felt he would be impartial while sitting in judgment, Helen agreed.

Helen Hawes Permit #3722:

Alan McBean asked Helen if she would like to describe her application. She stated that she would like to rent the 3 huts and the space in the studio to help allow her to keep the property. Alan asked her about her wastewater system. Helen described it as a composting system with a gray water tank in the ground for the main house. The huts had no wastewater systems instead they used the outhouse or buckets and added the waste to the main house composting system, which is a compost bin located behind the main house. Alan said the Huts do not appear to be covered by the current wastewater permit.

ZA asked if the rentals would be short term or long term, Helen said it would depend on the person whether or not it would be long term. Cami Elliott asked how many people would be there at any time. Helen stated 4 people, sometimes a few more during the day would visit. Cami Elliott asked about parking and lighting. Helen stated there are plenty of parking spaces around the house and in the lower lot and no additional light would be utilized.

ZA stated the Huts do not appear on any permits and asked when they were built. Helen Hawes said after the main house but early on perhaps 2004 or 2005. Alan McBean asked if Helen would be willing to apply for permits for the huts if needed. Helen said that would not be a problem.

Even Fitzgerald Permit #3714

Alan McBean asked Jordan Duffy to explain the Evan Fitzgerald permit. Jordan said that the Dummerston Conservation Committee reached out to Fitzgerald with the initial goal of stabilizing the steps down to the river, to reduce the stormwater to run off into the river and to create a small water garden to help with any storm water runoff. The new steps would be wood and gravel and would allow for rainwater to seep into the gravel instead of running into the river. A new pipe would be installed

under the pavement at the entrance of the parking area to take storm water away from the river side and direct it to the swale along RT30 and into the existing water garden.

Cory Ross stated that VTrans had signed off on the project.

ZA said the Dummerston Selectboard was also supportive of the project.

Cami Elliott asked who would be responsible for the maintenance of the steps and water garden after completion. Cory Ross said that would be the town's responsibility. Jordan said there would be minimal maintenance for the steps and just a bit of weeding in the rain garden.

Peter Doubleday asked who has approved the plans for the steps. Jordan Duffy said the plans were FEMA approved for use in a flood zone and that his company approved the design. Peter asked about the size of the steps, rise and run. Jordan said they have a 6" rise and a 16" run, they look like a wooden horseshoe with gravel and are anchored into the bank with 2' minimum rebar.

Cami Elliott asked who does the work and who oversees the work. Jordan Duffy said they will hire a contractor and over see the process. Cami asked if there would be any lighting. Jordan said there is no lighting.

Alan McBean asked when the project would start. Cory Ross stated after the foliage season. He said the parking area would likely be closed for at least one day maybe two, to install the new drainage pipe under the pavement.

Public meeting closed at 6:40 pm

Respectfully submitted.

Chad Farnum June 28, 2023